



TOWN OF GROTON
Affordable Housing Trust



Becky Pine, *Chair*
Carolyn Perkins, *Vice Chair*
Phil Francisco, *Member*
Richard Perini, *Member*
Charles Vander Linden, *Member*

Regular Session Minutes

Date: Friday, February 3, 2023
Time: 3 pm
Location: Virtual Meeting held via Zoom
Members in attendance: Charles Vander Linden, Richard Perini, Becky Pine, Phil Francisco, and Carolyn Perkins
Referenced document: Draft PowerPoint presentation prepared for February 6 Select Board meeting

Becky Pine called the Affordable Housing Trust to order at 7 pm with four members in attendance: Charles Vander Linden, Carolyn Perkins, Phil Francisco and Becky Pine. Becky Pine noted that this meeting is being recorded. Trust members were identified and their cameras for the remote meeting were turned on.

Becky Pine shared that Charles Vander Linden has filed a disclosure of a possible conflict of interest due to his proximity to certain Town Center properties that might have development potential for affordable housing. A similar disclosure was filed by Fran Stanley in 2021. Mark Haddad was her appointing authority so he was the one to make a determination on that potential conflict. In this instance, the Select Board is the appointing authority for members of the Affordable Housing Trust and will make that determination. Becky Pine noted that it is a requirement for housing trust members to be Groton residents which necessarily means that each member will be an abutter to a certain number of Groton real estate parcels.

Richard Perini joined the meeting at 3:07 pm.

Review PowerPoint slides and speaking roles related to upcoming February 6, 2023 presentation to the Select Board. Votes may be taken.

Trust members reviewed the PowerPoint presentation slide by slide and also divvied up the slides between individual Trust members to be speakers. Charles Vander Linden will miss the Monday meeting. Becky Pine explained that Select Board chair John Reilly will miss Monday's meeting too. Becky Pine will run the meeting but for the Trust's presentation. Alison Manugian will step in to preside over that agenda item so that Becky Pine can join Affordable Housing Trust members for the presentation.

Speaking parts will be as follows:

Carolyn Perkins – slides 1, 2,3	What is, Benefits of, Importance of 10%
Becky Pine – slides 4, 5, 6	SHI, Reasons to create, Accomplishments
Rick Perini – slides 7, 8, 9	Due Diligence, Possibilities for Hoyts Wharf, Fieldstone Dr. parcels
Phil Francisco – slides 10, 11	Current CPC Application, Consider creating a policy
Becky Pine – slide 12	Why Consistent Funding is Needed

Trust members will order their time as follows:

1. offer the presentation first,
2. discuss the grant agreement,
3. ask for a letter of support, and
4. introduce idea of setting a funding policy in the future.

Phil Francisco observed that there is unfinished business to the extent that the Town gets credit for more affordable units than it actually provides. Also, maintaining the 10 percent goal is a continuing effort since the number of year-round housing units naturally increases, even though the bumped-up denominator is only reflected on the Subsidized Housing Inventory every 10 years with the federal census. Starting in 2029, there will also be some expiring restrictions that may remove some units from the Subsidized Housing Inventory.

The group discussed the Housing Choice designation and grants benefits. For the Trust's evaluation of Town owned properties, Charles Vander Linden recommended that the Trust emphasize due diligence.

Becky Pine pointed out that the CPC housing reserve receives about \$100,000 annually and about half of that pays for the housing coordinator position so requesting a portion of this remainder will not yield that much money. Phil Francisco added that the Conservation Commission asks for funding from both the open space reserve and also for a portion of the unallocated reserve. Phil Francisco said that he is not asking for equivalent funding but he does suggest that there are similarities between the Conservation Commission and the Affordable Housing Trust in the way that the Conservation Commission is funded. Trust members agreed that they would like to be treated similarly to the Conservation Commission when it comes to drawing from the reserve account and the unallocated reserve. Slides were edited to reflect that position.

Trust members agreed that they were not looking for a decision on a funding policy at this Select Board meeting. Rather, no decision is expected and at this time the Trust is introducing the concept to the Select Board.

Regular session meeting adjourned at 9:15 pm. Notes by Fran Stanley

Upcoming meetings and CPC deadlines:

Monday, February 6, 2023 at 7 pm	AHT meeting with Select Board
Wednesday, February 8, 2023 at 7 pm	AHT meeting with Groton Housing Authority
Monday, February 13, 2023	written feedback from CPC to applicants
Wednesday, February 22, 2023	AHT meeting (<i>if needed</i>)
Thursday, February 23, 2023	CPC Complete Final Proposals due